IN RE: PETITION FOR VARIANCE
E/S Manor Road, 168 ft. E of the
Inters. Manor Rd. & Echo Valley Rd.
11911 Manor Road
11th Election District

11th Election District 6th Councilmanic District Ermanno Florio, Petitioner * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 99-304-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Variance for the property located at 11911 Manor Road in Glen Arm. The Petition was filed by Ermanno Florio, property owner. Variance relief is requested from the requirements of Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (BCZR), to allow a house to be constructed within 15 ft. of the southwest (side) property line, in lieu of the required 50 ft., and to amend the minor subdivision plan for "Manor Road", lot 2B (96-031-M). The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case were Ermanno Florio, property owner, and Lois Florio, his wife. Also present were Thomas and Linda Wilder, potential purchasers of the subject property. There were no Protestants or other interested persons present.

The subject property at issue (lot 2B) was formerly part of a tract which was approved as a minor subdivision under matter No. 96-031-M. That original tract was slightly over three acres in area, zoned R.C.5. Through the minor subdivision process, the property was divided into two lots, thereafter known as lots 2A and 2B. The subject Petition relates only to lot 2B. Lot 2B is 1.546 acres in area.

Mr. Florio presently owns lot No. 2B, which is unimproved. He proposes selling the lot to Mr. and Mrs. Wilder who will construct a single family dwelling thereon. The site plan submitted shows the location of the proposed house. Due to the unusual configuration of the lot, the house will be located 15 ft. from a side property line, in lieu of the 50 ft. required.

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Disse The Hold of the Hold of

The Bureau of Developer's Plans Review opined that the owner (Mr. Florio) must obtain written permission to burden Smith Lane to provide access to this dwelling. There is no evidence in the record before me as to whether Mr. Florio enjoys the right to access lot 2B from Smith Lane. Assuming that he does, such verification should be reviewed during the building permit process. The Petitioner must supply such information to the Bureau of Developer's Plans Review before a building permit can be issued.

Finally, a comment from the Fire Department indicates that a 16 ft. wide lane of a hard surface capable of supporting emergency apparatus should be provided. The site plan shows that Smith Lane is 16 ft. wide. Again, prior to the issuance of a building permit, the Petitioner shall satisfy the Fire Department that appropriate access is provided or that a waiver from that requirement is justified.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

- 1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired.
- 2. The ZAC comments from DEPRM dated March 4, 1999, the Baltimore County Fire Department, dated March 11, 1999, and Developer's Plans Review, dated March 19, 1999 are adopted in their entirety and made a part of this Order (copies attached hereto). The Petitioner shall satisfy those comments prior to the issuance of any building permit and/or obtain a waiver of those requirements from those agencies.

3. When applying for a building permit the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY



Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386 Fax: 410-887-3468

April 13, 1999

Mr. Ermanno Florio 4030 North Point Boulevard Baltimore, Maryland 21222

> RE: Petition for Variance Case No. 99-304-A

Property: 11911 Manor Road, Glen Arm, Md.

Dear Mr. Florio:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:mmn
Encl.



REV 9/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11911 Manor Rd Glen Arm Md which is presently zoned RC.5

I/We do solemnly declare and affirm, under the penalties of

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1AO4.3.B.2 BCZR

To allow house to be constructed within 15' of Southwest property line in lieu of required 50' AND TO AMEND THE MINOR SUBDIVISION "MHNOR RD" LOT- $\geq B$ (96-031-M).

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Envelope does not allow a constructuion of a house 65' X 40' deep @ 70' from property line as desired by owner

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

| 304-A | | ESTIMATED LENGTH OF | HEARING . | |
|-----------------|---------------------------------------|--|---|--|
| | | <u>office us</u> | E ONLY | |
| State | Zíp Code | City | State | Zip Code |
| | , | Baltimore, MD 212 | 22 | |
| | Telephone No. | Address | | Telephone No. |
| | | 4030 North Pt Blvd | 410-4 | 77-2050 |
| | | Name | | |
| | | Ermanno Florio | | |
| | | Representative to be Col | <u>ntactea:</u> | |
| | | • | | 2.,0 |
| | | | State | Zip Code |
| | | | | Telephone No |
| <u>ier:</u> | | 11911 Manor Rd | 4 | 10-477-205 |
| State | Zip Code | Signature | | |
| | | | | |
| | Telephone No. | Name - Type or Print | | |
| | | Griginations | | |
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| | | | p = 1 | |
| | | Ermanno Florio | | |
| <u> Lessee:</u> | | Legai Owner(s): | | |
| | | · | | |
| | | perjury, that I/we are the legal over is the subject of this Petition. | wner(s) of the | property which |
| | State | Telephone No. State Zip Code Telephone No. State Zip Code | is the subject of this Petition. Legal Owner(s): Errosopho Florio Name Type or Print Signature Name - Type or Print Signature 11911 Manor Rd Address Glen Arm, Md 2105 City Representative to be Contained Ermanno Florio Name 4030 North Pt Blvd Address Baltimore, MD 212 City OFFICE US ESTIMATED LENGTH OF | Legal Owner(s): Erplection Florio Name Type or Print Octubrate C C C C Signature Name - Type or Print State Zip Code Signature 1911 Manor Rd 4: Address Glen Arm, Md 21057 City State Representative to be Contacted: Ermanno Florio Name 4030 North Pt Blvd 410-4: Address Baltimore, MD 21222 City State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING |

Reviewed By

Description of Parcel 2B
of the property of
Ermanno Florio
Located at
11911 Manor Rd
11th Election District
Baltimore County, Maryland

Beginning from a point being the most northwesterly corner of said property, said corner being South 25 09' 57" West 168.82 feet from the intersection of Manor Road, a proposed 70 foot Right of Way, with Echo Valley Road, an existing 20 foot Private Road, thence with tow new lines of division the following courses and distances, viz;

1. South 77 10' 33" East 409.57 feet, thence

2. North 12 46' 06" East 179.00 feet to intersect this Right of Way of Echo Valley Road thence with the original tract lines the following seven lines, viz;

3. South 78 42' 54" East 163.24 feet, to an oringinal corner, and

4. South 12 46' 06: West 387.46 feet,

5. North 77 10' 58" West 107.61 feet

6. North 08 05 54" West 197.04 feet to a corner.

7. North 77 10" 33" West 399.35 feet to the Right of Way of Manor Road, thence with said road as follows, viz;

8. North 25 09' 57" Bast 20.51 feet to the point and place of beginning.

Containing 1.546 Acres or 67,325 square feet of land, more or less, as now surveyed by Phomas E. Pholps and Associates, Inc., in March 1996.

Being a portion of the same property as described in the following deed recorded among the land records of Baltimore County, Maryland and acquired by Loch Raven Congregation of Jehovah's Witnesses by deed in Liber 8976 at Folio 043.

304

NOTICE OF ZONING HEARING

The Zering Commissioner of Battimore County, by authority of the Zering Act and Regulations of Battimore Gounty will hold a public hearing in Dowson. Marvand on the property identified herein as follows:

Case: 199-804-A
11911 Wanor Road
E/S Manor Road
Intersection Manor and Echo
Valley Roads
11th Fleotion District
6th Councilmanic District
Legal (Owner(s)):
Emainto Florio
Variances to allow a house to be constructed within 15 feet of southwest property line in lieu of the raquired 50 feet and to annend the minor subdivision! Marror Road, Lot 2B (96-031-M).
Hearing Tuesday, March 30, 1999 at 10:00 a.m. in Room 106. County Office Building, 111 West Chesageake Avenue

nue !

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Nearlings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4388.
(2) For information concerning the File and/or Hearing,
Contact the Zoning Review Office at
(410) 887-3391.
3/155 March 11 C298492

CERTIFICATE OF PUBLICATION

| TOWSON, MD., 3/11 | 00 |
|---|--------------|
| 10WSON, MD., | , 19 |
| THIS IS TO CERTIFY, that the annexed adverti | lsement was |
| published in THE JEFFERSONIAN, a weekly newspap | er published |
| in Towson, Baltimore County, Md., once in each of | |
| weeks, the first publication appearing on | |
| | |
| | |
| THE PEREPRONI | A Ar |

Wilkinger

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLA? No. 063726 **OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT** PROCESS 2/09/1999 2/08/1999 12:10:16 _ ACCOUNT_ P-001-6150 DATE 2-8-99 REB 0602 CASHIER JRIC JAR DRAMER 5 KISUELLANDUS CASH RECEIPT AMOUNT \$ 50.00 Reteipt # (179838) OFLN: CR NO. 063726 50.00 CHECK RECEIVED Ermanno Florio Daltimore County, Waryland FROM: _ 11911 Manor Rd. Item # 304 Taken by: JRF OI - Variance FOR: DISTRIBUTION CASHIER'S VALIDATION PINK - AGENCY YELLOW - CUSTOMER WHITE - CASHIER

CERTIFICATE OF POSTING

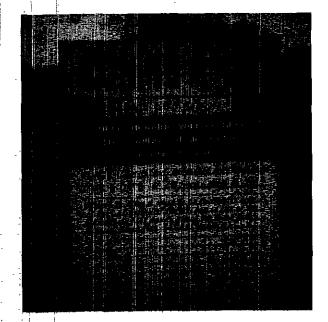
RE: CASE # 99-304-A
PETITIONER/DEVELOPER:
(Ermanno Florio)
DATE OF Hearing
(Mar. 30, 1999)

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Ave. Towson, Maryland 21204

ATTENTION: MS, GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 11911 Manor Road Baltimore, Maryland 21057_____



Sincerely,

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405

(Telephone Number)



Baltimore County

Department of Permits and

Development Management

111 West Chesapeake Avenue

Towson, Maryland 21204

Return Service Requested

ROOM 111 ZONING REVIEW

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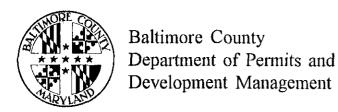
ERMANNO FLORIO 11911 MANOR ROAD GLEN ARM MD 21057

Printed with Soybean ink

AUTO **21857

the property probab today, so the only person involved warn't metilied +





Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

February 22, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-304-A

11911 Manor Road

E/S Manor Road, 168' E from intersection Manor and Echo Valley Roads

11th Election District – 6th Councilmanic District

Legal Owner: Ermanno Florio

<u>Variance</u> to allow a house to be constructed within 15 feet of southwest property line in lieu of the required 50 feet and to amend the minor subdivision "Manor Road", Lot 2B (96-031-M).

HEARING: Tuesday, March 30, 1999 at 10:00 a.m. in Room 106, County Office

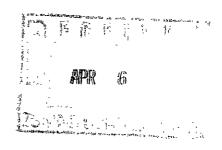
Building, 111 West Chesapeake Avenue

Arnold Jablon Director

c: Ermanno Florio

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 15, 1999.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



| RE: PETITION FOR VARIANCE 11911 Manor Road, E/S Manor Rd, | * | BEFORE THE |
|---|---|-----------------------|
| 168' E of intersection Manor Rd and Echo Valley Rd, 11th Election District, 6th Councilmanic | * | ZONING COMMISSIONER |
| , | * | FOR |
| Legal Owners: Ermanno Florio | * | BALTIMORE COUNTY |
| Petitioner(s) | * | Case Number: 99-304-A |
| | | |

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

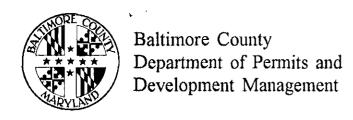
CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204 (410) 887-2188

Dle S. Demilio

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Ermanno Florio, 4030 North Point Boulevard, Baltimore, MD 21222, Petitioner(s).

PETER MAX ZIMMERMAN



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

February 22, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-304-A

11911 Manor Road

E/S Manor Road, 168' E from intersection Manor and Echo Valley Roads

11th Election District – 6th Councilmanic District

Legal Owner: Ermanno Florio

Variance to allow a house to be constructed within 15 feet of southwest property line in lieu of the required 50 feet and to amend the minor subdivision "Manor Road", Lot 2B (96-031-M).

Tuesday, March 30, 1999 at 10:00 a.m. in Room 106, County Office **HEARING:**

Building, 111 West Chesapeake Avenue

Arnold Jablon Director

c: Ermanno Florio

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(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE **ZONING REVIEW OFFICE AT 410-887-3391.**

FAY - Franco. 410-477-4225. 3-1-99

Come visit the County's Website at www.co.ba.md.us

TO: PATUXENT PUBLISHING COMPANY

March 11, 1999 Issue – Jeffersonian

Please forward billing to:

Ermanno Florio 4030 North Point Boulevard

410-477-2050

Baltimore, MD 21222

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-304-A

11911 Manor Road

E/S Manor Road, 168' E from intersection Manor and Echo Valley Roads

11th Election District - 6th Councilmanic District

Legal Owner: Ermanno Florio

<u>Variance</u> to allow a house to be constructed within 15 feet of southwest property line in lieu of the required 50 feet and to amend the minor subdivision "Manor Road", Lot 2B (96-031-M).

HEARING: Tuesday, March 30, 1999 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

Laurence & Schmick

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

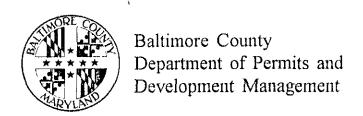
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

| For Newspaper Advertising: |
|---|
| Item Number or Case Number: 304 |
| Petitioner: ERMANNO FLORIO |
| Address or Location: 4030 NORTH POINT BUILD |
| BALATIMONE MO-21222 |
| PLEASE FORWARD ADVERTISING BILL TO: |
| Name: ERMANNO FLOBEIO |
| Address: 4030 NORTH POINT ISCUE ACCOUNTED |
| BALTIMORE Md 21222 |
| Telephone Number: 410 - 477- 2050 |

Revised 2/20/98 - SCJ

99.304-A

Exhibit B Request for Zoning: Variance, Special Exception, or Special Hearing Date to be Posted: Anytime before but no later than Format for Sign Printing, Black Letters on White Background: **ZONING** NOTICE Case No.: 99-304-A A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD PLACE: DATE AND TIME: RIANCE - To allow house within 15' of southwest the required 50' and "Manor Rd "Lot 2-B C96-031-M POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391. DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW HANDICAPPED ACCESSIBLE



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

March 25, 1999

Mr. Ermanno Florio 4030 North Point Boulevard Baltimore, MD 21222

RE: Case No.: 99-304-A

Petitioner: Ermanno Florio Location: 11911 Manor Road

Dear Mr. Florio:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 8, 1999.

(ZAC), which consists The Zoning Advisory Committee representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Zoning Supervisor Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: March 19, 1999

Department of Permits & Development

Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

for February 29, 1999

Item No. 304

The Bureau of Development Plans Review has reviewed the subject zoning item. Before this variance is granted, the owner must obtain written permission to burden Smith Lane, the 16-foot-wide access drive to Manor Road shown on the recorded plat SM68, Folio 107, "Alice Smith". Each individual property owner fronting on the private drive must agree to Lot 2B's access.

RWB:HJO:jrb

cc: File

fg/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date: March 2, 1999

TO: Arnold Jablon, Director Department of Permits

and Development Management

FROM: Arnold F. 'Pat' Keller, III, Director

Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):

Item No (s): 304

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Jeffrey W. Long

Section Chief:

AFK/JL



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

March 11, 1999

Arnold Jablon, Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MA1L STOP-1105

RE: Property Owner: ERMANNO FLORIO

Location: DISTRIBUTION MEETING OF February 22, 1999

Item No.: 304

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

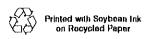
PROPOSED PANHANDLE DRIVEWAY MUST BE A MINIMUM OF 16 FEET WIDE AND OF A HARD SURFACE CAPABLE OF SUPPORTING EMERGENCY APPARATUS, WEIGHING 50,000 LBS ON TWO AXLES.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: March 4, 1999

TO:

Arnold Jablon

FROM:

R. Bruce Seeley ASS/48

SUBJECT:

Zoning Item #304

Ermuno Florio - Manor Road

Zoning Advisory Committee Meeting of February 22, 1999 The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item. The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site. X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item: ____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code). ____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code). Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code). X GWM: The proposed house must be a minimum of 30 feet from the well.



Parris N. Glendening Governor John D. Porcari Secretary Parker F. Williams Administrator

Date: 2.19.99

Ms. Gwen Stephens Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE: Baltimore County

Item No. 304 JRF

Dear. Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1. f Sredh

Michael M. Lenhart, Acting Chief Engineering Access Permits Division





PROTECTION (S) SIGN-IN SHEET

PLEASE PRINT CLEARLY

| NAME | ADDRESS |
|--|---|
| SCURNO & LOIS FLORIO | Thomas & Lluda Wilder |
| 4030 NORTHPOINT BLUC | 10319-D MALCOLM CIRCLE COCKEYSUILLE MID 21030 |
| BACTILIONE UN. 21222 | Cockeysuille MD 21030 410-666-8117 |
| 410-477-2050 | |
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DATE: Opil 1, 1999

| TO: Zoning Commission for BAltimore |
|--|
| County |
| FAX#: 410 887-3468 |
| SENDER: Frank Mucha / Tennifer Hirsch |
| NUMBER OF PAGES INCLUDING THIS COVER PAGE. 2 |
| MESSAGE. <u>CAS</u> # 99304A |
| Henring Date: March 30,1999 |
| |
| |
| |
| Henring Date: March 30,1999 |

To: CASE **:99304A, 11911 Mara Rel Hearing date: March 30, 1999

From: Frank Muchaw: 410-288-2500 Jennifer Hirsch (w) 410-550-0139 11909 Mamor Rd Blen Arm, MD 21057 Phone#: 661-6649(410)

This letter is in reference to case number 99304A involving a request for a variance from the property Adjacent to 11909 Manor Rd. We have recently moved in to 11909 Manor Rd and were unable to take off work to Attend the hearing on March 30,1999. we would state that we have an objection to the request for a variance due to the fact that it would allow a house to be built within approx-Imately 30 feet of our own house. The variance Asks for permission to build within 15 feet of the southwest corner. We would lastly ask for A of the decision made regarding the hearing of case number 99304A, held March 30,1999.

Thank you Frank Mucha and Jennifer Hissel

